

**MINUTES OF THE SPECIAL MEETING OF THE LA CAÑADA FLINTRIDGE
CITY COUNCIL HELD ON MONDAY, SEPTEMBER 20, 2004, IN THE
CITY COUNCIL CHAMBERS AT 1327 FOOTHILL BLVD.,
LA CAÑADA FLINTRIDGE, CALIFORNIA**

Call to Order

Mayor Pro Tem Portantino called the meeting to order at 5:35 p.m.

Roll Call

Councilmembers present were Gregory Brown, Stephen Del Guercio, David Spence, and Anthony Portantino. Mayor Olhasso was absent. Staff members present were City Manager Alexander, City Attorney Steres; Director of Community Development Stanley, and City Clerk Wahlsten.

Mayor Pro Tem Portantino noted that the Mayor was absent due to the recent death of her mother and extended the Council's condolences to her and her family.

Comments from the Public

There was no one present wishing to speak under this item.

4. Consideration of acquisition of property located at 1306 Salisbury Road, La Cañada Flintridge

Mayor Pro Tem Portantino clarified the process for the audience. In order to get direction from the City Council, staff has to place items on an agenda at a public meeting. The Brown Act prohibits staff from talking privately to a majority of the City Council to get their opinions on a project. Staff placed this item on this agenda in order to get direction from the City Council in open session. If under Item 4, Council indicated an interest in acquiring the property, a closed session could be held under Item 6 to discuss price and terms.

Item introduced by City Manager Alexander. Staff report by Director of Community Development Stanley. The property under discussion is across the alley from City Hall. The property owner has demolished the home on the property and moved to another location. Their intent is to re-build as an investment property. City staff saw an opportunity and approached the owner about purchasing the property. If the City acquired the property it could be used for parking in the short-term and in the long-term for civic uses with the acquisition of additional properties.

Speaking in opposition to the City acquiring the property:

Glenn Shindler, 4530 Lasheart Drive
Property owner at 4533 Encinas

Steve Wulchin, lives at 4531 Lasheart Drive. He also owns 1308 Salisbury, next to the property under discussion

Jim Geoghegan, 1336 Salisbury Road

Joanne Bogner, owner of 1302 Salisbury

Steve Pzybyla, 4534 Leland Place

Kathleen Geoghegan, 1336 Salisbury Road

Speakers cited decreased property values, inappropriate use in a residential area, and increased traffic in a school zone if a parking lot is built. Mrs. Geoghegan suggested the City publicize additional parking available across the street from City Hall.

Council concurred they have no interest in acquiring this property and the closed session agenda item as Item 6 will not be held. Council apologized to the neighborhood for causing them distress but again explained this has to be the process. Council agreed the Specific Plan area is a more suitable place for civic center uses rather than this residential neighborhood.

5. Consideration of a joint development project, parking improvement project and study for properties at 954, 1004 and 1010 Foothill Boulevard, La Cañada Flintridge.

Staff report by Director of Community Development Stanley. The owner of 1010 Foothill Boulevard (former Flower Farm) had an on-site visit with staff to discuss development options and the owner of 1004 (Hill Street Café) came out and indicated he would be interested in doing something with his property, too. The City has had previous discussions with the owner at 954 (Totta & Sons Automotive) about attracting a retail business into their existing automotive use space. It would be beneficial to have a coordinated project with joint parking on these three properties. Ideally, enough parking could be developed that it would benefit the Roger Barkley Community Center and the ballfields. He noted that the property owners do have different needs. 1010 is ready to do something now. 1004 does not want to close his restaurant for an extended period of time while something is developed. 954 is looking for retirement income.

Councilmember Del Guercio, as a member of the Specific Plan Sub-committee met with staff and the three property owners to discuss the possibilities. The property owners have asked if the City would help them in doing a parking analysis. It would also require a topographic survey. Estimated cost is \$15,000 to \$20,000 for both.

Councilmember Brown stated it could be difficult to get the three owners to develop together since the property owners all have different needs and he wouldn't want to spend a lot of money to get to the next step. Ideally, a plan that could be implemented individually could be developed. Any planning needs to be for more than just parking. He suggested the Design Commission might be of assistance to the process.

Greg Shindler, 4530 Lasheart, questioned the need for additional parking. He does agree the area could be improved but feels the City should not purchase and develop the property, just be ready to assist and advise the owners.

Councilmember Del Guercio stated that in the meeting it was clear that all the owners are interested in cooperating. It would be good for the entire community if the City could facilitate a development in this prominent location. First step is to see if there is a concept that will work for all concerned.

Mayor Pro Tem Portantino stated his only concern is that the City would expend funds that would not end up with a benefit for the community by providing extra parking. But \$7,500 for a first step seems worthwhile.

Following discussion, motion by Councilmember Del Guercio, seconded by Councilmember Spence to authorize the expenditure of \$7,500 for professional services to analyze a parking solution for this property that could have potential benefit for the City. Councilmember Brown suggested an amendment that the property owners will supply whatever topographic information is necessary. Amendment was accepted by Councilmembers Del Guercio and Spence. Motion carried 4-0 with Mayor Olhasso absent. City Manager Alexander stated the source of funds would be identified at mid-year budget review.

6. CLOSED SESSION: Conference with Real Property Negotiator (Pursuant to Government Code Section 54956.8
Property Location: 1306 Salisbury Road
City Negotiators: City Manager, City Attorney and Director of Community Development
Negotiating Parties: Jay Kim
Under Negotiation: price and terms of payment

The closed session was not held.

7. CLOSED SESSION: Conference with Real Property Negotiator (Pursuant to Government Code Section 54956.8
Property Location: 954, 1004 and 1010 Foothill Boulevard
City Negotiators: City Manager, City Attorney and Director of Community Development
Negotiating Parties: Leonard Totta, George Ghaby, Joseph Nazari/Malekian & Associates.
Under Negotiation: price and terms of payment

The closed session was not held.

Adjournment

Mayor Pro Tem Portantino adjourned the meeting at 6:58 p.m.

Marjorie K. Wahlsten, City Clerk
Minutes Approved by the City Council on October 4, 2004